This Form Furnished

This instrument was prepared by

(Name) Harrison, Conwill & Harrison

(Address) P.O. Box 557 Columbiana, Alabama 35051

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 13481 • PHONE (205) 328-80
BIRMINGHAM, ALABAMA 3520
AGENTS FOR
Mississippi Valley Title Insurance Company

522

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Thousand Eight Hundred and no/100---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Paul B. Adamson and wife, Alice E. Adamson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Hiliery E. Benson and Charlotte J. Benson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Lot No. 26 of Walter's Cove, First Sector as recorded in Map Book 5, Page 22, in the Probate Judge's Office of Shelby County, Alabama; thence proceed South 73 degrees 15 minutes West (MB) along the South boundary of Ray Drive a distance of 530.0 feet to the point of beginning of the lot herein conveyed; thence continue South 73 degrees 15 minutes West (MB) along the said South boundary of Ray Drive a distance of 110 feet to a point; thence turn an angle of 90 degrees 0 minutes to the left and proceed South a distance of 190 feet to a point; thence turn an angle of 90 degrees to the left and proceed North 73 degrees 15 minutes East (MB) a distance of 110 feet to a point; thence turn an angle of 90 degrees 0 minutes to the left and proceed North 16 degrees 45 minutes West (MB) a distance of 190 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the NE¼ of NW¼, Section 23, Township 21 South, Range 1 East.

4
6,800 00

The purchase price recited above was paid from a mortgage executed simultaneously herewith.

BOOK 320 PAGE 60

19790612000072690 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/12/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of June, 19 79.

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1979 JUN 12 PM 2:16
JUDGE OF PROBATE

(Seal) Paul B. Adamson (Seal)

(Seal) (Seal)

(Seal) Alice E. Adamson (Seal)

Deed 1.00
Rec. 1.50
Ind. 1.00
3.50

Security 392-627

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul B. Adamson and wife, Alice E. Adamson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June, A. D., 19 79.

Notary Public.

Form ALA-31

HARRISON and CONWILL